



# PLANNING COMMISSION SUMMARY OF ACTIONS

*This does not represent an official transcript of the Planning Commission Meeting, and is subject to minor change.*

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July 25, 2002

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PRESENT: Commissioners Alcorn, Byers, de la Fe, DuBois, Harsel, Moon, Murphy, Wilson

ABSENT: Commissioners Hall, Kelso, Koch, Smyth

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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## COMMISSION MATTERS

Commissioner Byers MOVED THAT THE PUBLIC HEARING ON RZ/FDP-2002-MV-020, CHRISTOPHER MANAGEMENT INC, TRUSTEES OF ENGLSIDE BAPTIST CHURCH AND SE-2002-MV-022, ENGLSIDE BAPTIST CHURCH, BE DEFERRED TO A DATE CERTAIN OF SEPTEMBER 19, 2002.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Hall, Kelso, Koch and Smyth absent from the meeting.

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Commissioner Byers MOVED THAT THE PUBLIC HEARING ON SEA-98-V-042, BELLE HAVEN COUNTRY CLUB, INC., BE DEFERRED TO A DATE CERTAIN OF SEPTEMBER 12, 2002.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Hall, Kelso, Koch and Smyth absent from the meeting.

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Commissioner DuBois announced her intention to take action on architectural elevations for the McLean Bible Church, SEA-78-D-098-2, on September 11, 2002.

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Commissioner Harsel MOVED TO APPROVE THE FOLLOWING MINUTES:

May 2, 2001

May 10, 2001

May 23, 2001

May 31, 2001

May 3, 2001

May 16, 2001

May 24, 2001

May 9, 2001

May 17, 2001

May 30, 2001

Commissioner Byers seconded the motion which carried by a vote of 7-0-1 with Commissioner de la Fe abstaining; Commissioners Hall, Kelso, Koch and Smyth absent from the meeting.

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Chairman Murphy pointed out that the Commission was losing one of its staff members, Virginia Ruffner, Management Analyst II, who had accepted a promotion to return to the Department of Planning and Zoning as Chief of the Applications Acceptance Branch in the Zoning Evaluation Division. He noted that she would be sorely missed and wished her well.

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Chairman Murphy also noted that this was the last meeting of the Planning Commission until September 11, 2002 and wished everyone an enjoyable vacation time.

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S02-CW-1CP - OUT-OF-TURN PLAN AMENDMENT

(Decision Only - Public Hearing held on July 11, 2002)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY ADOPT OUT-OF-TURN PLAN AMENDMENT S02-CW-1CP, CONSISTENT WITH THE TEXT IN THE HANDOUT TO THE PLANNING COMMISSION DATED JULY 25, 2002, LABELED "VERSION 2" AS AMENDED:

ON PAGE 2 UNDER POLICY B. DELETE THE WORD "PRIVATE" ON LINE 2;

ON PAGE 4, IN THE INTRODUCTION, DELETE THE WORD "OVER" IN THE FIRST LINE.

Commissioner Wilson seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioners Hall, Kelso, Koch and Smyth absent from the meeting.

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FSA-L96-74-1 - SPRINT PCS - 6320 Augusta Drive

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY SPRINT PCS FOR THE TELECOMMUNICATIONS FACILITY LOCATED 6320 AUGUST DRIVE ARE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING CONDITION UNDER FSA-L96-74 ON MAY 20, 1997.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hall, Kelso, Koch and Smyth absent from the meeting.

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SEA-93-D-027-2 - EXXON MOBIL CORPORATION

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-93-D-027-2, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 24, 2002, WITH THE FOLLOWING CHANGES:

ADD TO NUMBER 17: "AT TIME OF SITE PLAN APPROVAL THE APPLICANT SHALL CONTRIBUTE THE SUM OF \$250,000 TO A SPECIFIC FAIRFAX COUNTY FUND FOR THE UNDERGROUNDING OF UTILITIES AT THE INTERSECTION OF OLD DOMINION DRIVE AND CHAIN BRIDGE ROAD";

AND WITH THE CAVEAT THAT STAFF TAKE A LOOK AT STRENGTHENING CONDITION NUMBER 6 REGARDING LIGHTING.

Commissioners de la Fe and Wilson seconded the motion which carried by a vote of 4-3-1 with Commissioners Alcorn, Byers and Moon opposed; Commissioner Harsel abstaining.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING WAIVERS AND MODIFICATIONS: IN ACCORDANCE WITH SECTION 9-622 OF THE ZONING ORDINANCE, APPROVAL OF MODIFICATIONS AND WAIVERS AND INCREASES IN THE CRD DISTRICT AS REQUESTED TO PERMIT:

A WAIVER OF THE MINIMUM LOT WIDTH REQUIREMENT;

MODIFICATION OF THE MINIMUM FRONT YARD SETBACK OF 20 FEET TO PERMIT A TRELLIS IN THE MINIMUM FRONT YARD AND TO PERMIT THE CAR WASH TO BE LOCATED FIVE FEET FROM CORNER LANE;

A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG OLD DOMINION DRIVE;

WAIVER OF THE BARRIER REQUIREMENT ALONG CORNER LANE IN FAVOR OF THE BRICK WALL DEPICTED ON THE SE PLAT;

AND WAIVER OF THE TRAIL REQUIREMENT ALONG CHAIN BRIDGE ROAD AND OLD DOMINION DRIVE IN FAVOR OF THE STREETScape PLAN AS DEPICTED ON THE SE PLAT.

Commissioners de la Fe and Wilson seconded the motion which carried by a vote of 4-3-1 with Commissioners Alcorn, Byers and Moon opposed; Commissioner Harsel abstaining.

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SE-97-L-041 - SHURGARD STORAGE CENTERS, INC.

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF APPLICATION SE-97-L-041, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED JULY 24, 2002, WITH THE FOLLOWING CHANGE AS PASSED OUT TONIGHT TO DEVELOPMENT CONDITION NUMBER 8 AND THAT IS INCLUDING REFERENCES TO SHEET 5 AS SHOWN IN THIS HANDOUT.

Commissioner Wilson seconded the motion carried by a vote of 7-1 with Commissioner Byers opposed; Commissioners Hall, Kelso, Koch and Smyth absent from the meeting.

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS ALONG THE WESTERN LOT LINES AND WAIVER OF BARRIER REQUIREMENTS ALONG THE NORTHWESTERN AND WESTERN LOT LINES.

Commissioner Wilson seconded the motion which carried by a vote of 6-2 with Commissioners Byers and Harsel opposed; Commissioners Hall, Kelso, Koch and Smyth absent from the meeting.

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SE-2002-DR-005 - JOHN MILTON COLTON HAND II, ALEXANDRA H. MATEER AND  
VICTORIA B. HAND

Commissioner DuBois MOVED THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE-2002-DR-005, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 25, 2002.

Commissioners Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall, Kelso, Koch and Smyth not present for the vote.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE CLUSTER SUBDIVISION REQUIREMENT THAT ONE ACRE OF OPEN SPACE WITH A WIDTH GREATER THAN 50 FEET BE PROVIDED OUTSIDE THE FLOODPLAIN.

Commissioners Byers and Wilson seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall, Kelso, Koch and Smyth not present for the vote.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO WAIVE THE STREET LIGHT REQUIREMENT WHEN IT COMES TO THE BOARD.

Commissioners Byers and Wilson seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Hall, Kelso, Koch and Smyth not present for the vote.

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The meeting was adjourned at 12:15 p.m.  
Peter F. Murphy, Jr., Chairman